

Chester

Connecticut

Town Hall
P.O. Box 218
Chester, CT 06412
(860) 526-0013

Belongs to
Middlesex County
Lower River Labor Market Area
Middlesex County Economic Dev. Region
Connecticut River Estuary Planning Area

Incorporated in 1836

Demographics

<i>Population (1998)</i>				<i>Race/Ethnicity (1998)</i>			
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>
1980	3,068	129,017	3,107,580	White	3,696	136,456	2,648,212
1990	3,417	143,196	3,287,116	Black	14	6,562	274,213
1998	3,836	149,610	3,271,239	Asian Pacific	32	2,364	73,304
2003	4,070	154,241	3,272,149	Native American	20	237	5,952
'98-'03 Growth	6.10%	3.10%	0.03%	Other	1	135	5,336
				Hispanic (any race)	73	3,856	264,222
Land Area (sq. miles)	16.03	369.28	4,845	<i>Poverty Rate (1990)</i>	0.80%	3.96%	6.61%
Pop./ Sq. Mile (1998)	239.30	405.14	653	<i>Educational Attainment (1990)</i>			
Per Capita Inc. (1998)	\$24,562	\$25,497	\$27,078	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (1998)	1,453	58,001	1,229,087	High School Graduate	697	29.0%	648,366
Median Age (1997)	39.6	37.6	37.2	Some College	705	29.3%	495,696
				Bachelors or More	603	25.1%	597,693
<i>Age Distribution (1998)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	110 6%	313 17%	141 8%	741 40%	301 16%	230 13%	1,836
Female	110 6%	341 17%	110 6%	770 39%	291 15%	378 19%	2,000
County Total	9,278 6%	24,735 17%	12,244 8%	59,822 40%	22,811 15%	20,720 14%	149,610
State Total	216,119 7%	550,400 17%	280,101 9%	1,257,928 38%	499,093 15%	467,598 14%	3,271,239

Economics

<i>Business Profile (1997)</i>					<i>% of</i>	
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>	<i>Amount</i>	<i>Total</i>
Agriculture	10	4.0%	29	1.6%		
Const. and Mining	37	14.8%	111	6.0%		
Manufacturing	21	8.4%	711	38.4%		
Trans. And Utilities	7	2.8%	109	5.9%		
Trade	52	20.8%	253	13.7%		
Finance, Ins. and Real Estate	19	7.6%	106	5.7%		
Services	102	40.8%	530	28.6%		
Government	2	0.8%	2	0.1%		
Total	250	100.0%	1,851	100.0%		
<i>Top Five Grand List (1997)</i>						
Chester Woods, Inc.					\$11,703,630	4.17%
Greenwald Industries, Inc.					\$3,866,090	1.38%
Connecticut Water Company					\$2,909,380	1.04%
Whelen Engineering Co., Inc.					\$2,817,710	1.00%
William J. Kotchen					\$2,783,480	0.99%
Grand List Total (1996)					\$280,534,215	
<i>Top Five Major Employers (1997)</i>						
Whelen Engineering					Roto-Frank	
Greenwald Industries					GBR Systems	
Town of Chester						
<i>Retail Sales (1996)</i>					<i>Town</i>	<i>State</i>
					\$14,613,531	\$30,837,967,729

Education

<i>1995-1996 School Year</i>			<i>Connecticut Mastery Test Percent Above Goal</i>					
	<i>Town</i>	<i>State</i>	<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>	
Total Students	595	461,203	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>
Total Expenditures Per Pupil	\$7,752	\$8,300	Reading	78 55	67 60	80 64		
Average Teacher's Salary	\$44,487	\$48,598	Math	74 59	58 52	71 51		
Students Attending Public School	86.4%	89.2%	Writing	65 46	65 46	90 51		
Student/Teacher Ratio	13.9	14.5	<i>Average SAT Score</i>		<i>Town</i>	<i>State</i>		
Grads Pursuing Post-Sec. Education	72.9%	75.8%	Verbal		525	503		
High School Dropout Rate	4.7%	4.6%	Math		528	499		
<i>Average Class Size</i>								
Kindergarten 18.5	Grade 2 14.7							
Grade 5 21.0	Grade 7 20.1	High School 17.2						

Connecticut Town Profiles 1998-1999

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Government

Government Form	Selectman- Town Meeting	Annual Debt Service (1996)	\$474,536
		As % of Expenditures	7.9%
Total Revenue (1996)	\$6,880,881	Total Expenditures (1996)	\$6,018,773
Tax Revenue	\$5,338,502	Education	\$4,112,344
Non-tax Revenue	\$232,080	Other	\$1,906,429
Intergovernmental	\$1,310,299	Total Indebtness (1996)	\$4,309,114
Per Capita Tax (1996)	\$1,433	As % of Expenditures	71.6%
As % of State Average	100.6%	Per Capita	\$1,190
		As % of State Average	114.3%
		Date of Last Revaluation	10/ 1/89
		Moody's Bond Rating (1997)	A
		Actual Mill Rate (1997)	19.75
		Equalized Mill Rate (1996)	16.68
		% of Grand List Com/Ind (1995)	18.9%

Housing

Housing Stock (1997)	Town	County	State	Sales Price Distribution (1996)	Town	County	State
Existing Units (total)	1,517	65,409	1,374,566	Number of Sales			
% Single Unit	82.7%	73.1%	62.9%	Less than \$100,000	5	980	22,254
New Permits Auth. (1997)	22	625	9,349	\$100,001-\$200,000	24	1,286	20,713
As % Existing Units	1.45%	0.96%	0.68%	\$200,001-\$300,000	9	263	6,600
Demolitions (1997)	0	41	1,193	\$300,001-\$400,000	6	79	2,730
Residential Sales (1996)	45	2,661	56,333	\$400,001 or More	1	53	4,036
Average Price	\$163,615	\$150,373	\$194,596	1996 Characteristics			
Median Price	\$141,250	\$134,000	\$138,000	Owner Occupied Dwellings	934	38,474	807,559
				Housing Stock Age - Pre-1950	46.4%	28.5%	33.9%
				Subsidized Housing Units	35	5,076	148,930

Labor Force

				Commuters (1990)			
1997	Town	County	State	Commuters into Town from		Town Residents Commuting to	
Labor Force	2,112	81,578	1,723,300	1. Chester	397	Chester	397
Employed	2,048	77,578	1,635,400	2. Deep River	232	Essex	253
Unemployed	64	4,000	87,900	3. East Haddam	91	Old Saybrook	183
Unemployment Rate	3.0%	4.9%	5.1%	4. Westbrook	75	Middletown	121
Total Employment	1,840	64,510	1,581,700	5. Haddam	73	Westbrook	95
Manufacturing	790	13,100	265,850	6. Killingworth	73	Deep River	95
'92-'97 Growth Rate	8.2%	4.7%	4.3%	7. Essex	65	Clinton	64
Daytime Population	1,974	69,418	1,740,247	8. Old Lyme	55	East Haddam	38
				9. Madison	45	Madison	37
				10. Wallingford	44	Hartford	36

Quality of Life

Town	State	Library (1996-1997)	Town	Residential Utilities	
Banks (1997)	1	1,378	Total Volumes	14,387	Electric Provider
Lodging (1997)	4	756	Circulation Per Capita	9.1	Connecticut Light & Power
Day Care Facilities (1998)	3	1,651			1-800-286-2000
Infant Mortality Rate			Distance to Major Cities	Miles	Gas Provider
Per 1,000 Res. (1995)	0	0.099	Hartford	27	na
Crime Rate (1996)			Boston	99	na
Per 1,000 Residents	10.5	40	New York City	92	Water Provider
% Open Land (1990)	80.7%	68.8%	Providence	62	Connecticut Water Company
					1-800-286-5700
Hospitals (1997)	0	1			Cable Provider
Total Beds	0	275			Comcast Cablevision of Clinton, Inc.
					860-388-3354